



LEGEND

- Site boundary (red line)
- Woodland belt with a tree preservation order
- Root protection zone, 12 m from the woodland edge
- Badger sett with a 30 m protection zone
- Surface water flood risk, medium likelihood
- Gas main with a 6 m build-free easement
- Area of archaeological interest, trial trenching
- Core path, to stay open
- Site access from the new estate road
- Outside drone survey area

SITE AREAS

1.84 ha

Site area · 4.5 acres

0.54 ha

Affected by constraints · 29%

1.30 ha

Free of constraints · 3.2 acres

NOTES

- Base image: Fidra Media drone orthophoto, 2 cm ground resolution, shown here resampled. Grid: British National Grid (EPSG 27700).
- Areas are measured from the drawing and rounded. The free area excludes all buffers shown.
- A constraints plan is an early desk-based check. It shows where specialist surveys are needed and is not a legal boundary survey.

ILLUSTRATIVE EXAMPLE · CONSTRAINT DATA ARE NOT REAL

CONSTRAINTS SCHEDULE

No.	Constraint and what it means for the site	Data source	Status
1	Woodland belt with a tree preservation order No building inside the woodland. Keep it as open space.	Council tree preservation order register	Confirmed
2	Root protection zone, 12 m from the woodland edge No digging, foundations or storage inside the zone.	BS 5837 tree survey (to follow)	Survey needed
3	Badger sett with a 30 m protection zone Licence may be needed. Keep works and lighting out of the zone.	Ecology walkover	Survey needed
4	Surface water flood risk, medium likelihood Drainage design needed. Avoid putting homes here; use for open space or a drainage basin.	SEPA flood maps	Confirmed
5	Gas main with a 6 m build-free easement No building over or near the main. Roads and gardens may be allowed.	Utility asset records	Confirmed
6	Area of archaeological interest, trial trenching Trial trenches before work starts. Findings could change the layout.	Council archaeology service	Pre-start condition
7	Core path, to stay open Path to stay open and linked through the site.	Council core paths plan	Confirmed
8	Site access from the new estate road Visibility splays and road layout to be agreed with the council.	Drone survey	To agree



KEY PLAN

The full drone survey of the development, flown as one mission. The red box shows the area on this sheet.

The northern half, already built, is covered by a separate site progress plan.



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DRAWN EW	CHECKED EW	STATUS Example	SHEET 1 of 1